BLOCK 1 LOT 40
IN OR 1569/1754
2008 FLTW DW/MH

THOMAS TONY/LEE DANIELLE
95371 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

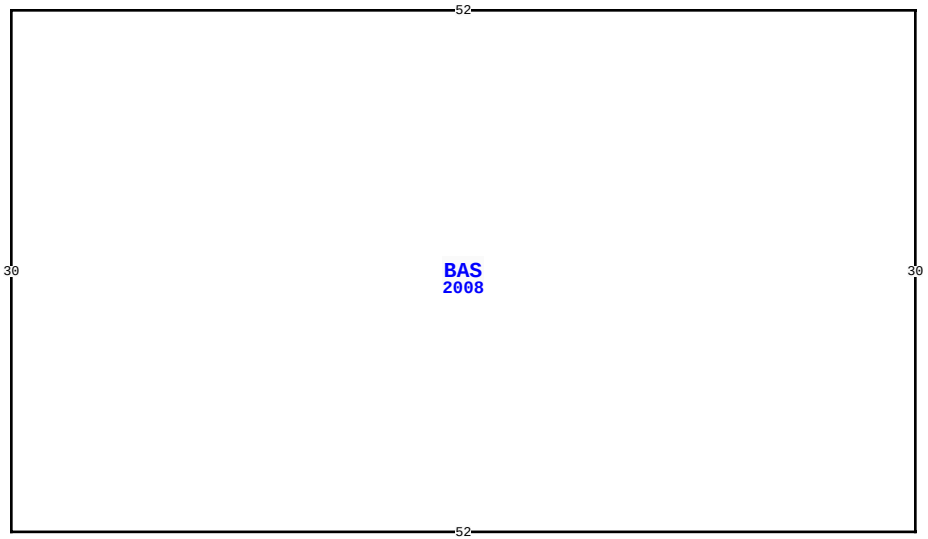
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2008	1,560	104,622
TOTALS	1,560			1,560	104,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.4800	115.63	180,383	2008	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2009 Heated Area: 1560 HX Base Yr 2009



95371 CLEARWATER RD, FERNANDINA BEACH

BLD DATE	12/17/2008 RK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,622
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		204,622
SOH/AGL Deduction		105,969
ASSESSED VALUE		98,653
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,242
TOTAL JUST VALUE		204,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5060	CO ISSUED	0	04/01/2008
MH5060	MH MOVE-ON	0	04/01/2008
P13184	OTHER	0	04/01/2008
E20733	ELEC OTHER	0	04/01/2008
M13785	MECH OTHER	0	04/01/2008
992634	MH MOVE-ON	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1754	6/05/2008	WD	Q	I		152,400
GRANTOR: T S FUNDING INC						
GRANTEE: THOMAS TONY & DANIE						
1558/0211	3/28/2008	WD	U	I	19	59,900
GRANTOR: HIDDEN KEY MANAGEMENT						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S30 E52 N30 $.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS